



High Peak Borough Council
working for our community

Ms Fiona Wylie
Wylie Architecture
38 Lismore Road
Buxton
United Kingdom
SK17 9AN

Mr & Mrs Darbyshire
27 Hargate Road
Buxton
Derbyshire
SK17 9BL

Application no: NMA/2024/0009

Determined on: 19/12/2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

27 Hargate Road Buxton Derbyshire SK17 9BL

Description of Proposal:

Application for a Non-Material Amendment in relation to application HPK/2023/0276

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 16/02/2024 and plans accompanying the application numbered dwg no 03.01 Rev E dwg no 03.03 Rev D, for the following reasons:

1. The increase in depth by 1m is considered to be a noticeable change, which may impact upon the residential amenity of neighbouring dwellings. The proposed increase therefore requires full consideration and cannot be considered as a non-material amendment due to the potential to materially impact neighbouring dwellings.

Informative

There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.





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X *J. Colley*

Signed by: Jane Colley Signature
On behalf of High Peak Borough Council

